173.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,000 / 820,000
					USE VALUE:	820,000 / 820,000
					ASSESSED:	820,000 / 820,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOMMERFELD GRETCHEN
Owner 2:	
Owner 3:	
Street 1:	11 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 2202 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7665.000	361,300	3,700	455,000	820,000
Total Card	0.176	361,300	3,700	455,000	820,000
Total Parcel	0.176	361,300	3,700	455,000	820,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.39 | /Parcel: 372.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115271

GIS Ref

GIS Ref

Insp Date 06/19/18

!13449!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,300	3700	7,665.	455,000	820,000		Year end	12/23/2021
2021	101	FV	351,100	3700	7,665.	455,000	809,800		Year End Roll	12/10/2020
2020	101	FV	351,100	3700	7,665.	455,000	809,800	809,800	Year End Roll	12/18/2019
2019	101	FV	276,800	3700	7,665.	455,000	735,500	735,500	Year End Roll	1/3/2019
2018	101	FV	276,800	3700	7,665.	403,000	683,500	683,500	Year End Roll	12/20/2017
2017	101	FV	276,800	3700	7,665.	338,000	618,500	618,500	Year End Roll	1/3/2017
2016	101	FV	276,800	3700	7,665.	338,000	618,500	618,500	Year End	1/4/2016
2015	101	FV	262,200	3700	7,665.	292,500	558,400	558,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:05:26

LAST REV

Date	Time
10/15/21	10:13:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOGHT FRANCIS	26456-155		6/28/1996		268,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2021	USPS	MM	Mary M
6/19/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7665		Sq. Ft.	Site		0	70.	0.85	8									454,968						455,000	

Total AC/HA:	0.17596	Total SF/SM:	7665	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,968	Spl Credit		Total:	455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12683916
Const Adj.:	0.99989998
Adj $ / SQ:	152.108
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523642
Depreciation:	162329
Depreciated Total:	361313

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

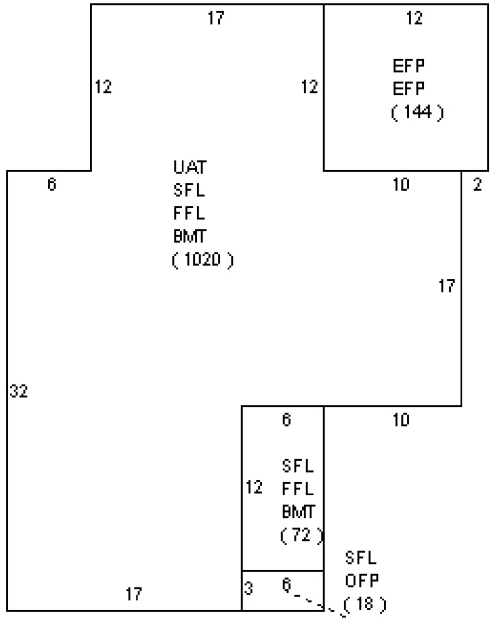
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.11
Special Features:	0	Val/Su Net:	93.72
Final Total:	361300	Val/Su SzAd	164.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,110	152.110	168,840
BMT	Basement	1,092	45.630	49,831
FFL	First Floor	1,092	152.110	166,102
EFP	Enclos Porch	288	36.670	10,562
UAT	Upper Attic	255	60.840	15,515
OFP	Open Porch	18	44.000	792

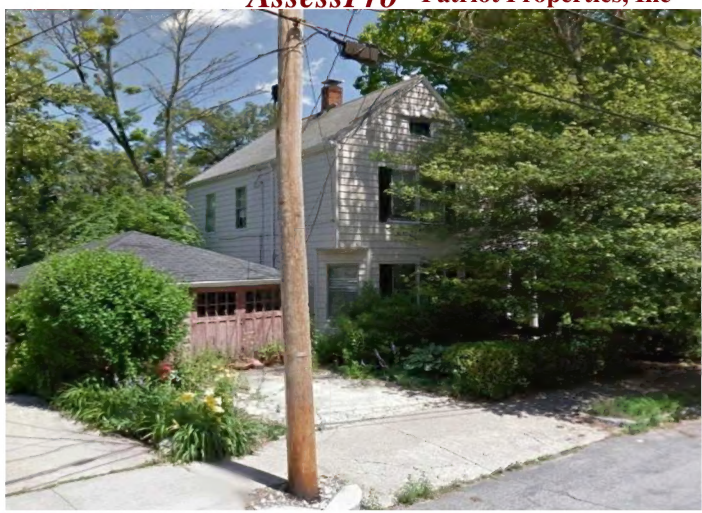
Net Sketched Area:	3,855	Total:	411,642
Size Ad	2202	Gross Area	4620	FinArea	2202
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1915	19.42	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700